

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 31, 2018**

Meeting called to order at 7:30 P.M. by Chairperson Cook, Pledge of Allegiance recited.

Roll Call: Present; Borst, Fong, Walsworth, Terryn, Cook, Whelpley, Ed McNeely Attorney and Zoning Administrator Draper. Absent: Coker 4 Members of the public.

Agenda: Motion by Borst to approve the agenda as presented, supported by Fong. Voice vote all ayes, motion approved.

Minutes of the November 28, 2017 and January 9, 2018 Special Meeting: Motion by Borst to approve the November 28, 2017 Minutes as presented, supported by Walsworth. Voice vote all ayes, motion approved. Motion by Walsworth to approve the January 9, 2018 Special Meeting Minutes, supported by Fong. Voice vote all ayes, motion approved.

Correspondence: None

Zoning Administrator Report: 104 permits issued for 2017, 25 were new homes. Issued so far 85 short-term rental permits, 20 are in progress. Have had many phone calls asking questions about the short-term rental permits. Rob has told many to send in the application with the fee and he will hold it for a reasonable time until all the other paperwork is complete.

New Business:

1. Election of officers: Motion by Walsworth to reelect existing officers Cook Chair, Fong Vice Chair, Whelpley Secretary for 2018 year, supported by Borst. Voice vote, all ayes, motion carried. Motion by Whelpley to set the meeting day as the last Tuesday of each month, supported by Fong. Voice vote, all ayes, motion carried.
2. Update training records: Cook asked about members training being up to date. Whelpley is working with Connie Cargill about MSU doing a free training for zoning and planning.
3. Site Plan review for Silver Lake Inc: Leo Terryn left the table as he owns Silver Lake Inc. The project involves moving a 40X48 roof over structure and expanding it to 40x120 and a 24x30 storage building from Lot 39 Silver Village plat to Lots 42 and 43 Brubakers Plat #2. Draper explained that there was originally more parking than is being proposed because Terryn had parking for development that never was completed. There is enough parking for this project.

Site Plan Review and Approval Standards.

- 1) Compliance with zoning district regulations. Motion by Whelpley the plan meets #1, supported by Fong, voice vote, all, ayes, motion carried.
- 2) Organization of elements. Motion by Walsworth the plan meets #2, supported by Borst, voice vote all ayes, motion carried.
- 3) Preserve nature features and landscape. Motion by Walsworth #3 is N/A. Supported by Fong, voice vote all ayes, motion carried.

- 4) Drainage Provisions. Drain Commissioner has approved this plan. Motion by Borst #4 is N/A. Supported by Walsworth, voice vote all ayes motion carried.
- 5) Soil Erosion. Drain Commissioner has approved this plan. Motion by Whelpley the plan meets #5. Supported by Walsworth, voice vote all ayes, motion carried.
- 6) Screening and Buffering. Motion by Whelpley #6 is N/A. Supported by Cook, voice vote, all ayes, motion carried.
- 7) Emergency Vehicle access. Motion by Walsworth the plan meets #7 is N/A. Supported by Fong, voice vote all ayes motion carried.
- 8) Pedestrian and Vehicular Circulation. Motion by Whelpley #8 is N/A. Supported by Walsworth, voice vote, all ayes, motion carried.
- 9) Compliance with all statutes. Motion by Cook the plan meets #9. Supported by Walsworth, voice vote, all ayes, motion carried.

Motion by Fong that the Site Plan for Silver Lake Inc. meets the approval standards and is approved, supported by Borst, voice vote, all ayes motion carried.

Terryn returned to the table.

Old Business:

1. None

Ordinance Amendments & Other Reports

1. Solar Ordinance Committee Report: committee met and reviewed several ordinances from around the country and Michigan. Discussed what they would like to see in an ordinance. Whelpley passed out a proposed ordinance for the members to review for discussion at the next meeting. Draper would like to see a buffer for commercial solar projects.
2. Dangerous Buildings committee: has not met waiting for the township board's position on adding junk.
3. Fines Committee: proposes that a fines schedule be set and used rather than fines put in every ordinance. Fines should be high enough to get peoples attention. Will bring back a proposal next meeting.

Public Comment: Tom Hartman supports higher fines. Patti Hammond supports the job Draper is doing on the rental problem but hopes he is looking at other violation issues as well.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:30 PM

Jake Whelpley, Secretary